



MORVEN, CROWBOROUGH HILL
CROWBOROUGH - £995,000



Sales, Lettings, Land & New Homes

Morven

Crowborough Hill, Crowborough
East Sussex TN6 2HL

**Enclosed Porch - Entrance Hall - WC - Drawing Room
Garden Room - Sitting Room - Kitchen/Dining Room
Utility Room - Pantry - Main Bedroom With En Suite
Bathroom - Four Further Bedrooms - Family Bathroom
Off Road Parking To Front - Beautiful Rear Garden With
Outbuilding and Outside WC - Plot Size 0.29 Of An Acre**

Offered to the market chain free is this impressive Edwardian Arts & Crafts property with a rich history tied to the Bowles family. Spread across 2940 square feet, it boasts five bedrooms and numerous characterful features synonymous with the Arts & Crafts movement, such as William Morris-inspired tiling, oak panelling, and ornate fireplaces. The property's southwest-facing landscaped rear garden, complete with a spacious lawn and brick outbuilding, is a particular highlight, offering a serene retreat. A glance at the attached photos and floorplan provides a good understanding of the property's style and layout.

ENCLOSED PORCH:

Quarry tiled flooring and glass panelled timber front door opening into:

ENTRANCE HALL:

Oak staircase and balustrades to first floor with ornate floor tiling continuing through the hall to a ornate pedestal wash hand basin and door to side access.

WC:

Victoriana style cistern with low level flush wc, tiled flooring, part tiled walling, radiator and window to rear.





DRAWING ROOM:

Feature fireplace with multi-burner, brick bressumer and slate hearth, further circular Arts & Crafts fireplace with inset gas fire, brick hearth and surround, built-in library with shelving, original oak panelling, original oak parquet flooring, radiator, two windows to side, floor to ceiling windows with secondary glazing, double doors to front into bay and door into:

GARDEN ROOM:

A timber framed lean-to with glass surrounds, quarry tiled flooring and door to rear. Used for potting.

SITTING ROOM:

Feature fireplace with multi-fuel burner, tiled hearth, wood mantel and surround, two bookcases with attractive detail and shelving, polished floorboards, picture rail, window to side and floor to ceiling windows and doors into bay.

KITCHEN/DINING ROOM:

Kitchen Area:

Range of units with oak worktops, wooden shelving, Butler sink, dishwasher and oak flooring.

Dining Area:

Inset multi-fuel Rayburn with original tiled fireplace surround, cupboard with shelving, plenty of room for dining furniture, oak flooring and double glazed doors opening to the rear garden.

Doors to:

UTILITY ROOM:

Butler sink, tumble dryer and washing machine, quarry tiled flooring, windows to side and door to rear.

PANTRY:

Wall mounted Worcester Bosch boiler, corner larder and freezer, chrome heated radiator, quarry tiled flooring and window to rear.

GALLERIED FIRST FLOOR LANDING:

Built-in bookcase, three built-in cupboards with storage above and one housing the pressurised water system, polished floorboards and windows to front and rear.

MAIN BEDROOM:

Extensive range of fitted wardrobe cupboards with hanging rails and drawer storage, recessed fireplace with brick hearth, radiator, oak flooring, two windows to front with wooden plantation shutters and door into:

EN SUITE BATHROOM:

Contemporary freestanding bath with freestanding tap and handheld shower attachment, column radiator with chrome towel rails, tiled double shower cubicle with rainfall showerhead, dual flush low level wc, twin basins with Devol cupboard and obscured window to side with wooden plantation shutters.

BEDROOM:

Feature fireplace with iron mantel, iron basket and surround, polished floorboards, picture rail, radiator and windows to side and front with wooden plantation shutters.

BEDROOM:

Built-in wardrobe cupboard, attractive pedestal wash hand basin with tiled surround, picture rail, polished floorboards, radiator and window to rear garden.

FAMILY BATHROOM:

Sunken bath with tiled surround, tiled double shower cubicle with rainfall showerhead, wash hand basin, column radiator with chrome towel rails, tiled flooring and window to rear.

WC:

Dual flush low level wc, original monochrome tiling and window to side.

SECOND FLOOR LANDING:

Polished floorboards, two floor to ceiling cupboards with hanging space and doors to:

BEDROOM:

Fitted carpet, radiator and window to front enjoying views towards Rotherfield Spire.

BEDROOM:

Fitted carpet and window to rear with views over garden and hills beyond.

STORE ROOM:

Eaves storage and window to side.

OUTSIDE FRONT:

The property is approached via a tarmacadam drive providing off road parking for several vehicles and steps rising to the main entrance with attractive stone balustrade.



OUTSIDE REAR:

A large and established garden comprising a stone patio with various raised beds, a selection of mature trees and Camelia, Rhododendrons, Azaleas, Lilac, Olive and Hydrangeas. A circular stone fountain and pathway leads to the remainder of the garden predominately laid to lawn and enjoying a south westerly aspect. In addition is a gardeners privy accessed via the rear patio and an outbuilding of brick construction providing useful storage with power and lighting.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING: By appointment via Wood & Pilcher Crowborough 01892 665666.





House Approx. Gross Internal Area
2944 sq. ft / 273.5 sq.m

Outbuilding Approx. Internal Area
127 sq. ft / 11.7 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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